

Strong Store Sales

1.30 Acres

Top 19% Nationwide for Arby's Store Visits (Placer.ai)

Arby's

1339 US Hwy 68 S, Maysville, KY 41056



LOADED
ITALIAN
IS BACK

Arby's



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Activity ID: ZAG0060641



Marshall's
DUNKIN'
verizon
Applebee's GRILL & BAR
DOLLAR TREE
SONIC America's Drive-In
PENN STATION EAST COAST SUBS

Gold Star
Walmart Supercenter
SUBWAY
MURPHY USA
Bob Evans RESTAURANT

Maysville Market Square | Shopping Mall

goodwill	Dunham's SPORTS	ROSS DRESS FOR LESS	Fazoli's
five BELOW	HOBBY LOBBY	SHOE sensation	at&t
TACO BELL	BURGER KING	SALLY BEAUTY SUPPLY	Hampton Inn & Suites

LOWE'S

Kroger Marketplace

MARATHON

AA Highway
16,235 VPD

TSC TRACTOR SUPPLY CO.

QUALITY INN

Hardee's

Mason County Fieldhouse

Mason County High School

NESCO RESOURCE

Lee's Famous recipe chicken

TIRE WORLD

SECURITY BANK Solutions

C & S Express Oil & Auto

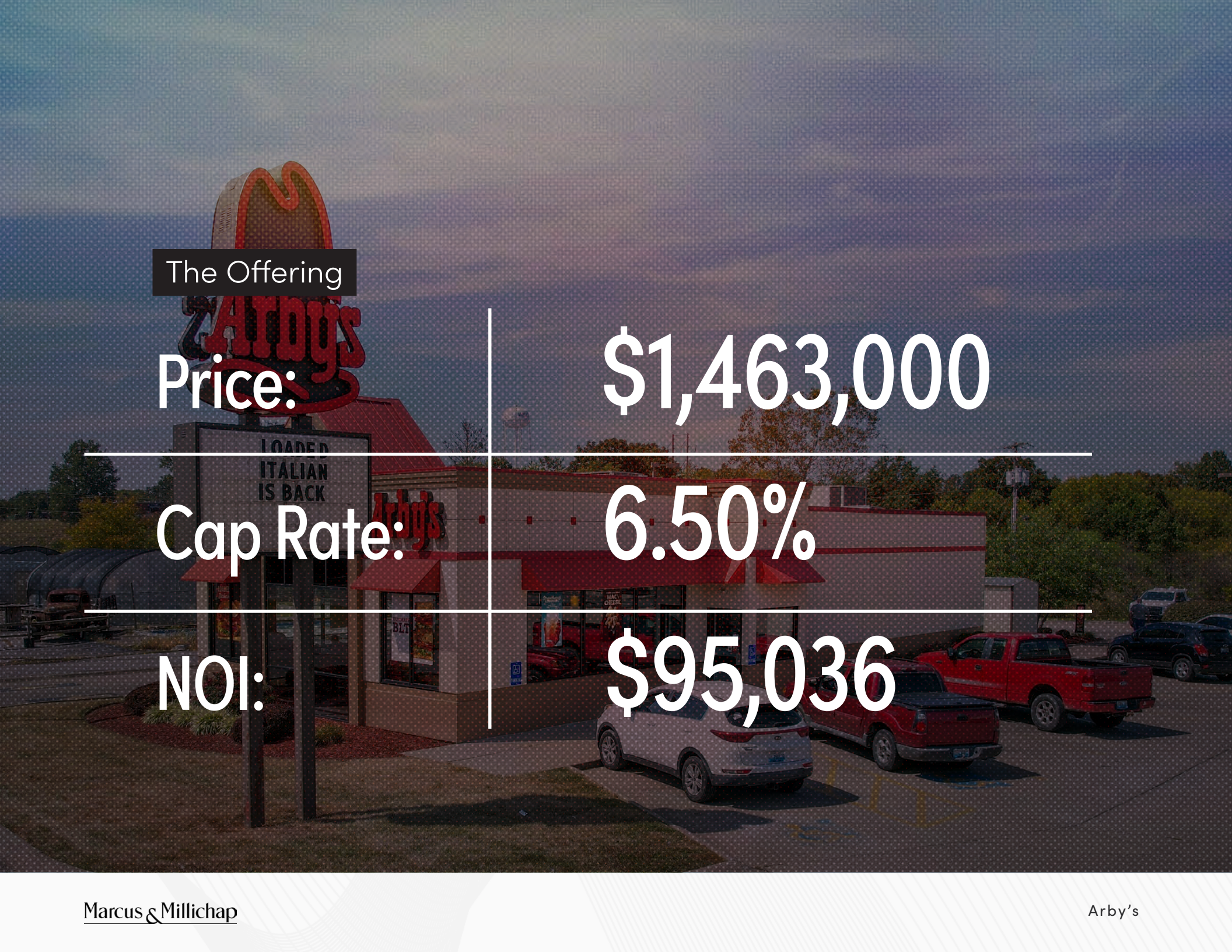
Pizza Hut

US Hwy 62
18,946 VPD

South Gate Plaza

Subject Property

Arby's



The Offering

Price:

\$1,463,000

Cap Rate:

6.50%

NOI:

\$95,036



Investment Highlights

Absolute Net Lease With 5.2 Years Remaining

Arby's has operated at this location for more than 15 years and continues under an absolute net lease requiring no landlord responsibilities. The lease provides stable income with 5.2 years of primary term remaining.

Strong Store Sales – Inquire With Agent for Details

Excellent Access and Visibility on US Highway 62 (18,946 VPD) | 1.30 Acre Parcel

The property benefits from strong visibility and direct access along US Highway 62, with additional exposure from the nearby AA Highway (16,235 VPD), two key regional corridors serving Maysville and connecting to broader Kentucky and Ohio markets.

Top 19% Nationwide for Arby's Store Visits (Placer.ai)

This Arby's location recorded 169,800 visits in 2024, ranking in the 81st percentile nationwide, 76th percentile in Kentucky, and 100th percentile within a 15-mile radius, according to Placer.ai.



Investment Highlights

Experienced Multi-Unit Franchisee – 68 Arby's Restaurants Across Seven States

The tenant is operated by Restaurant Management Inc., an established Arby's franchisee founded in 1965. The company manages 68 restaurants across Ohio, Kentucky, Tennessee, Indiana, North Carolina, Alabama, and Georgia, bringing long-term operating experience and regional scale to the brand.

Retail Corridor Anchored by Hobby Lobby, Harbor Freight & QSR Co-Tenancy

The property is positioned within Maysville's primary retail corridor, anchored by Hobby Lobby and Harbor Freight, alongside national quick-service restaurants including Wendy's, Taco Bell, Subway, and Arby's itself.

Directly Across From Mason County High School (839 Students)

65 Miles From the Cincinnati, OH MSA (2.26 Million Residents)

Maysville is located approximately 65 miles southeast of the Cincinnati, OH-KY-IN MSA, which is home to more than 2.26 million residents as of 2023. The Cincinnati metro is one of the nation's 30 largest economies, with GDP growth from \$186.7 billion in 2022 to \$198.9 billion in 2023, underscoring its regional strength and expanding economic influence.

Lease Abstract

\$1,463,000

Listing Price

6.50%

Cap Rate

» Address: **1339 US Hwy 68 S, Maysville, KY 41056**

» Rentable Square Feet: **2,386**

» Price/SF: **\$613.16**

» Year Built/Year Renovated: **1989/2008**

» Lot Size: **1.30 Acres**

» Type of Ownership: **Fee Simple**

» Ownership: **Private**

» Tenant: **Franchisee**

» Lease Guarantor: **Franchisee**

» Lease Type: **Absolute Net**

» Roof and Structure: **Tenant Responsible**

» Initial Lease Term: **20 Years**

» Lease Commencement Date: **11/16/2010**

» Rent Commencement Date: **11/17/2010**

» Lease Expiration Date: **11/30/2030**

» Term Remaining: **5.2 Years**

» Increases: **7.50% Every Five Years**

» Options: **Three, 5-Year**

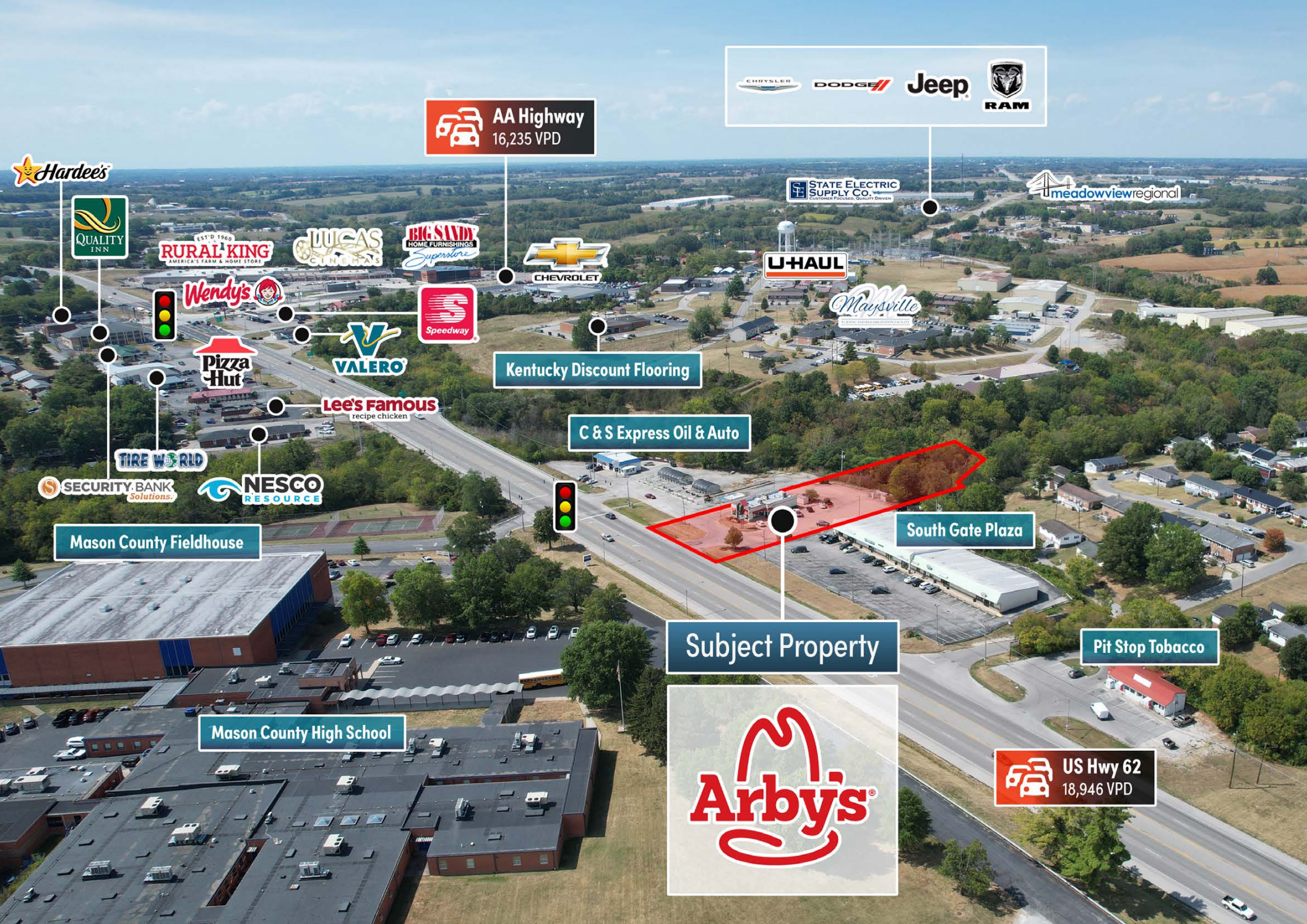
Lease Term	Monthly Rent	Annual Rent	Cap Rate
Years 1-5	\$6,375.00	\$76,500.00	
Years 6-10	\$6,853.13	\$82,237.50	
Years 11-15	\$7,367.11	\$88,405.31	
Years 16-20	\$7,919.64	\$95,035.71	6.50%
Years 21-25 (Option 1)	\$8,513.62	\$102,163.39	6.98%
Years 26-30 (Option 2)	\$9,152.14	\$109,825.64	7.51%
Years 31-35 (Option 3)	\$9,838.55	\$118,062.57	8.07%

Summary

Base Rent (\$39.83/SF)	\$95,036
Net Operating Income	\$95,036
Total Return (6.50%)	\$95,036

Notes: Restaurant Management Inc. - 68 unit operator; Strong store sales.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



 **AA Highway**
16,235 VPD

 **STATE ELECTRIC
SUPPLY CO.**
COMMERCIAL EQUIPMENT, QUALITY DRIVEN

 **meadowview regional**

 **Hardee's**

 **QUALITY
INN**

 **RURAL KING**
EST'D 1960
AMERICA'S FARM & HOME STORE

 **LUCAS
GUNWORKS**

 **BIG SANDY
HOME FURNISHINGS**
Superstore

 **CHEVROLET**

 **U-HAUL**

 **Maysville**
N. KING AND REAR MAIN HIGHWAY 100 E

 **Wendy's**

 **Speedway**

 **VALERO**

Kentucky Discount Flooring

C & S Express Oil & Auto

South Gate Plaza

Pit Stop Tobacco

Subject Property

Mason County High School

Mason County Fieldhouse

 **Arby's**

 **US Hwy 62**
18,946 VPD

Tenant Overview

The Stats

- » Tenant Name: **Arby's**
- » Options to Terminate: **No**
- » Options to Purchase: **No**
- » First Right of Refusal: **Yes**
- » No. of Locations: **3,400+**
- » Headquartered: **Atlanta, GA**
- » Web Site: **www.arbys.com**
- » Years in the Business: **61**



National Sandwich Chain With 3,400+ Restaurants

Founded in 1964, Arby's has established itself as one of the nation's largest quick-service sandwich concepts, with more than 3,400 locations across the U.S. and select international markets. The brand has steadily grown its footprint by differentiating itself from traditional burger chains, offering a diversified menu anchored by roast beef and deli-style sandwiches.

Arby's is part of Inspire Brands, one of the world's largest restaurant groups, alongside Dunkin', Sonic Drive-In, Jimmy John's, and Buffalo Wild Wings. Backed by Inspire's scale and resources, Arby's continues to expand

strategically into both core suburban corridors and new growth markets. With a strong operating history, national recognition, and corporate-backed stability, Arby's is a proven tenant across a wide range of retail environments.



Market Overview

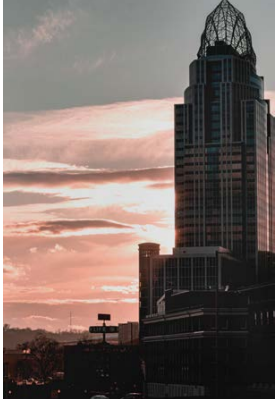
The Cincinnati metro anchors a diverse three-state regional economy in the Midwest

The Cincinnati MSA spans three states — Ohio, Kentucky, and Indiana — and is home to more than 2.2 million residents. The metro's affordable cost of living, steady population gains, and strong corporate base make it one of the most stable markets in the region. Cincinnati has added more than 100,000 residents over the past decade, supported by job growth in health care, financial services, and consumer goods manufacturing.

Fortune 500 Headquarters

Cincinnati is home to nine Fortune 500 companies, including Procter & Gamble, Kroger, and Fifth Third Bancorp, underscoring its corporate strength.

Market Overview



Population

2.2 Million

(Proj. Growth 2022-2027: +1.8%)

Households

892K

(Proj. Growth 2022-2027: +2.1%)

Median Age

38.2

(U.S. Median: 38.7)

Maysville, KY Overview

Maysville is a historic riverfront city in Mason County, Kentucky, located approximately 65 miles southeast of the Cincinnati, OH-KY-IN MSA. The Cincinnati metro is home to more than 2.26 million residents and ranks among the nation's 30 largest metropolitan economies. The region is projected to see continued household and population growth through 2028, supported by a diverse economic base.

Maysville's local economy has historic roots in agriculture and river trade and continues to diversify into manufacturing, health care, and services. The city benefits from strategic connectivity via U.S. Highway 62 and the AA Highway, which link directly to Cincinnati's employment centers and consumer base.

The Cincinnati region is anchored by Fortune 500 companies such as Procter & Gamble, Kroger, and Fifth Third Bank, as well as major institutions in health care, higher education, and financial services. These sectors provide long-term stability and growth for the metro while supporting surrounding communities like Maysville.

Maysville combines the character of a small Kentucky river town with access to the scale, workforce, and economic strength of the broader Cincinnati metro, offering residents and businesses a balance of affordability and regional connectivity.

Highlight

The Cincinnati MSA is supported by Fortune 500 headquarters and a diversified economy, ensuring steady household formation and long-term regional stability.





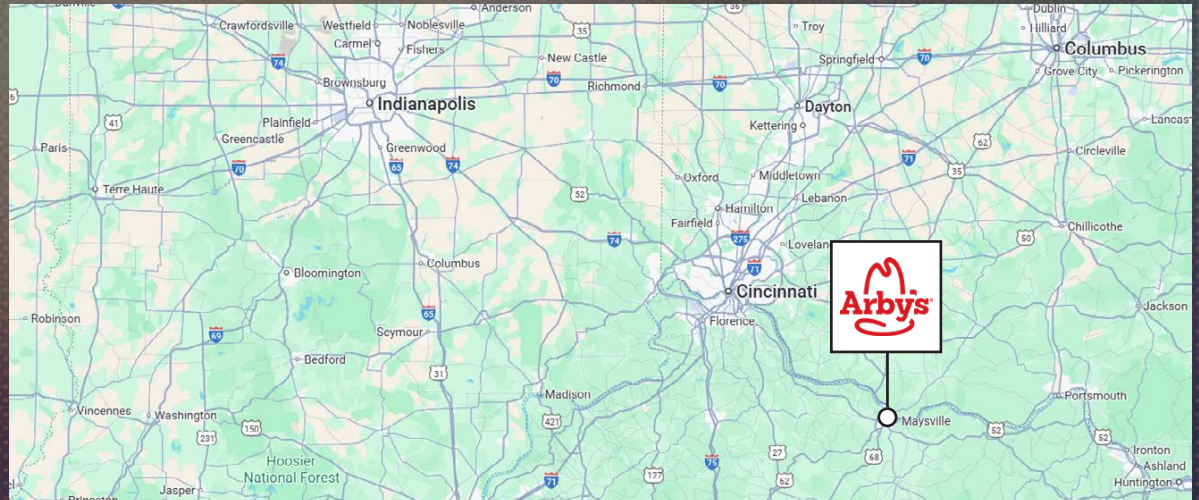


Demographic Overview

The 15-mile trade area surrounding Maysville supports a stable population base of just over 40,000 residents, with projections indicating minimal but steady growth through 2029. While population growth has been modest in recent decades, the area continues to benefit from its role as a regional hub serving both Kentucky and southern Ohio. The daytime population surpasses 34,500, underscoring Maysville's function as a draw for employment, commerce, and services within Mason County and the broader tri-state region.

Household counts are projected to climb slightly, reaching nearly 17,000 households by 2029, up from an estimated 16,850 in 2024. Household sizes average 2.35 persons, reflecting a mix of traditional family units and an older demographic profile with a median age of 42.0 years. Income levels have shown consistent gains, with the median household income expected to grow from \$55,564 in 2024 to nearly \$62,700 by 2029, signaling improving household stability and consumer spending capacity.

Employment patterns in the trade area are diversified, with education, health care, and manufacturing standing out as core industries. More than a quarter of workers are employed in education and health care, while manufacturing accounts for roughly 17% of the labor base. The combination of industry anchors and steady income growth supports long-term stability, making Maysville a resilient market within the Cincinnati MSA.



Population	5 Mile	10 Mile	15 Mile
2029 Population Projection	12,793	22,066	40,038
2024 Population	12,756	22,075	40,022
2010 Census Population	13,122	23,147	41,459
2020 Census Population	12,808	22,289	40,169
2024 Daytime Population	15,890	21,341	34,534
2024 Households	5,665	9,573	16,850
2010 Census Households	5,539	9,536	16,741
2020 Census Households	5,589	9,474	16,651
2029 Est. Average Household Income	\$72,433	\$78,271	\$77,774
2024 Average Household Income	\$67,090	\$72,072	\$70,735
2029 Est. Median Household Income	\$57,939	\$62,837	\$62,696
2024 Est. Median Household Income	\$52,726	\$56,630	\$55,564

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We have access to current, product-specific market intelligence through information sharing among our national network of investment sales professionals, research experts, and financing originators. We partner internally to provide our clients with the insight to formulate the ideal capital plan that considers multiple financing options and assesses liquidity and risks.

2,474
Transactions

\$11.6B
Financing Volume

49
States Closed

MMCC
RESULTS

Marcus & Millichap
Capital Corporation

Reach out to the MMCC
Team for Financing Options

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Arby's

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